

138.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,519,900 / 1,519,900

USE VALUE: 1,519,900 / 1,519,900

ASSESSED: 1,519,900 / 1,519,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		PLEASANT VIEW RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: BERNICK DAVID N &amp;

Owner 2: BERRY SHAUN

Owner 3: \_\_\_\_\_

Street 1: 45 PLEASANT VIEW RD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

**PREVIOUS OWNER**

Owner 1: GONSIOROWSKI THOMAS-ETAL -

Owner 2: HERRMANN BARBARA -

Street 1: 45 PLEASANT VIEW RD

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		
Postal:	02476		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 12,678 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 4161 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12678		Sq. Ft.	Site		0	90.	0.63	10									720,303						720,300	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										88381
										GIS Ref
										GIS Ref
										Insp Date
										09/01/17

!10660!

**USER DEFINED**

Prior Id # 1:	88381
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:56:42
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 138.0-0002-0009.0

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	799,400	0	12,678.	720,300	1,519,700	1,519,700	Year End Roll	12/18/2019
2019	101	FV	603,000	0	12,678.	760,300	1,363,300	1,363,300	Year End Roll	1/3/2019
2018	101	FV	598,500	0	12,678.	560,200	1,158,700	1,158,700	Year End Roll	12/20/2017
2017	101	FV	598,500	0	12,678.	536,200	1,134,700	1,134,700	Year End Roll	1/3/2017
2016	101	FV	494,500	0	12,678.	496,200	990,700	990,700	Year End	1/4/2016
2015	101	FV	482,600	0	12,678.	416,200	898,800	898,800	Year End Roll	12/11/2014
2014	101	FV	482,600	0	12,678.	406,600	889,200	889,200	Year End Roll	12/16/2013
2013	101	FV	482,600	0	12,678.	387,400	870,000	870,000		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GONSIOROWSKI TH	65767-219		7/21/2015		1,245,000	No	No		
	18578-3		9/1/1987		295,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1278	Renovate	103,080	9/3/2015				Install 2 new base
3/3/1995	145		38,000	C				REMODEL KITCHEN
10/17/1993	522		50,000	C				20X24 ROOM 22X25 G

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/1/2017	Meas/Inspect	HS	Hanne S
8/25/2016	Sales Review	PT	Paul T
11/19/2008	Meas/Inspect	355	PATRIOT
12/10/1999	Inspected	267	PATRIOT
12/1/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 2	Rating: Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREY	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 2	Rating: Good	WSFlue:	Rating:							
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: B - Good	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	Level:	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units: 1												
Jurisdct: G17	Fact: .	Const Mod:	Lump Sum Adj:	Other:		Upper:		Lvl 2:		Lvl 1:		Lower:						
				Total Units:				Totals:	RMs: 11	BRs: 5	Baths: 1	HB: 1						
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	11	5		
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	Override:					Additions:					Kitchen:					
Bsmnt Flr: 2 - Softwood	Subfloor:							Baths:					Baths:					
Bsmnt Gar:	Electric: 3 - Typical							Plumbing:					Electric:					
Insulation: 2 - Typical	Int vs Ext: S							Heating:					Heating:					
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air							General:					General:					
# Heat Sys: 1	% Heated: 100	% AC: 75	Solar HW: NO	Basic \$ / SQ: 125.00	Size Adj.: 0.96526796	Const Adj.: 1.00999999	Adj \$ / SQ: 121.865	Total:	4.6	%			Totals:	1	11	5		
% Com Wall:	% Sprinkled:			Other Features: 129594	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:								
				LUC Factor: 1.00	Adj Total: 838199	Depreciation: 38557	Depreciated Total: 799642	Juris. Factor:	1.00	Before Depr:	162.08	Special Features: 0	Final Total: 799600	Val/Su Net: 144.31	Val/Su SzAd: 240.08			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:					<b>PARCEL ID</b> 138.0-0002-0009.0					
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y		18X10	A	GD	1990	0.00	T	17.4	101						
More: N				Total Yard Items:				Total Special Features:				Total:						